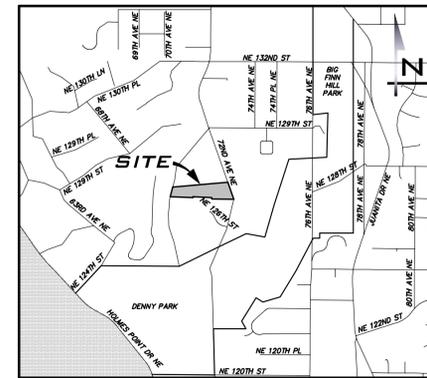
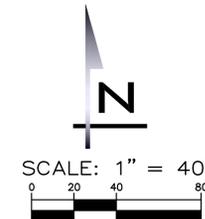


# 12703 72ND AVE NE ORLER PROPERTY



VICINITY MAP  
NOT TO SCALE



## PROJECT TEAM

### APPLICANT

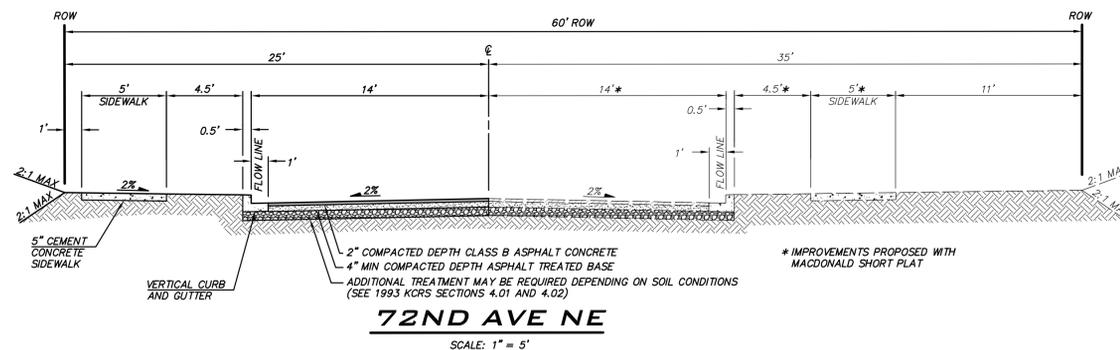
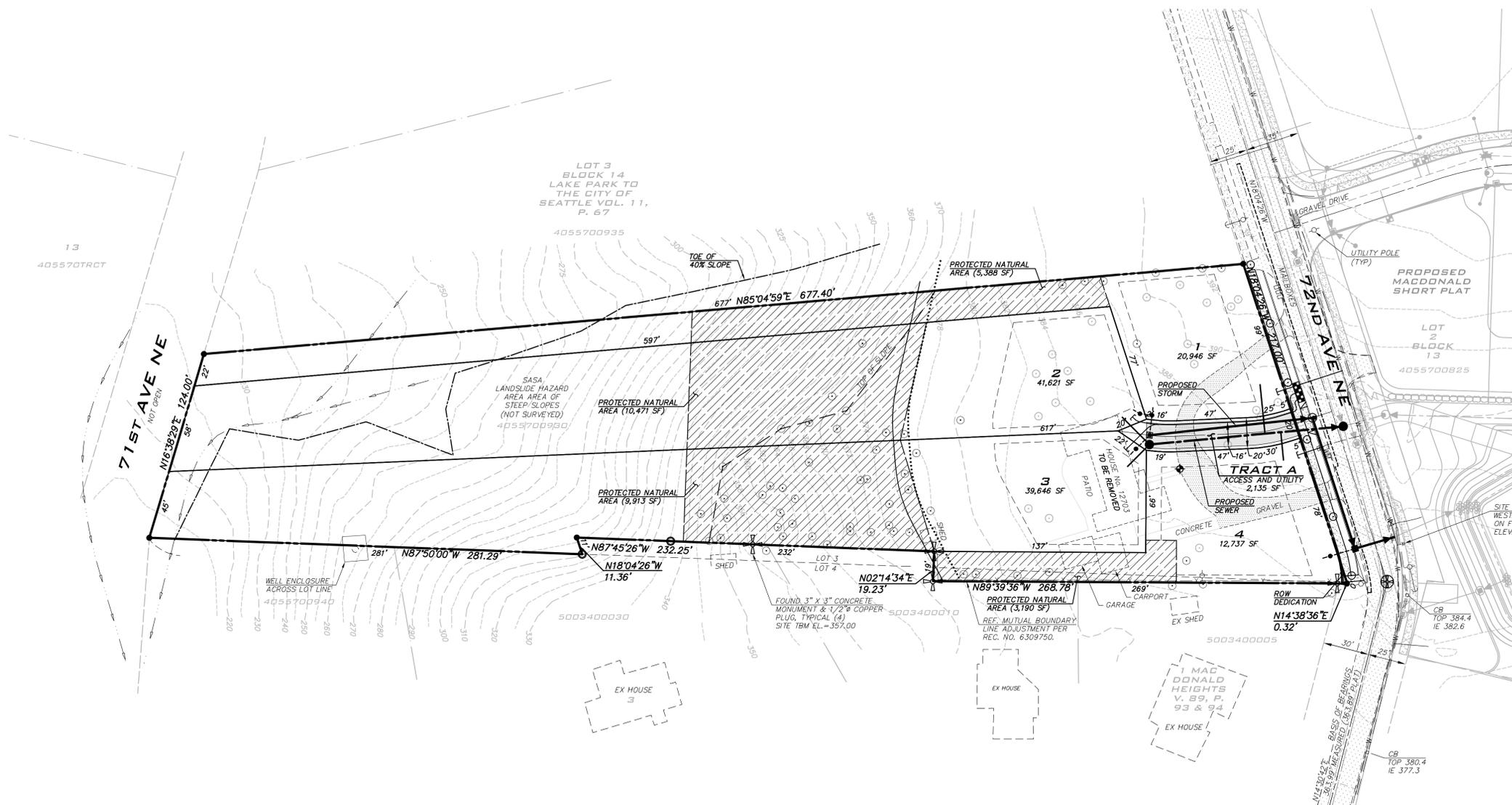
BUCHAN HOMES  
2630 116TH AVE NE  
SUITE 100,  
BELLEVUE WA 98004  
(425) 828-8424  
CONTACT: GREG NELSON

### CIVIL ENGINEER

THE BLUELINE GROUP  
25 CENTRAL WAY, SUITE 400  
KIRKLAND, WA 98033  
(425) 216-4051 x224  
CONTACT: TODD OBERG, PE

## SITE DATA

PROJECT DESCRIPTION:	4 LOT SHORT PLAT
ZONING:	RSA 4 (HOLMES POINT OVERLAY)
SITE ACREAGE:	2.69 AC / 117,108 SF
TAX PARCEL ID NUMBERS:	4055700930
SITE ADDRESS:	12703 72ND AVE NE
ADJACENT DEVELOPMENT:	SINGLE FAMILY
ACCESS:	FROM PUBLIC STREET
SENSITIVE AREAS:	STEEP SLOPE
NUMBER OF LOTS PROPOSED:	4
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
DENSITY:	1.49 DU/AC
AVERAGE LOT SIZE:	28,738 SF
SETBACKS:	20' FRONT, 5' SIDE, 10' REAR
ROW DEDICATION:	23 SF
FRONTAGE IMPROVEMENTS:	ALONG 72ND AVE NE
OPEN SPACE:	N/A
SCHOOL DISTRICT:	LAKE WASHINGTON
WATER DISTRICT:	NORTHSHORE UTILITY
SEWER DISTRICT:	NORTHSHORE UTILITY
FIRE:	CITY OF KIRKLAND
TELEPHONE SERVICE PROVIDER:	CENTURY LINK/VERIZON
ELECTRIC & GAS PROVIDER:	PUGET SOUND ENERGY
CABLE TV PROVIDER:	COMCAST



## UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

NO	DATE	BY	REVISIONS

PRE-APPLICATION EXHIBIT

ORLER PROPERTY

4055700930

CITY OF KIRKLAND

WASHINGTON

JOB NUMBER:  
**15-252**  
SHEET NAME:  
**PA-01**

SHT **1** OF **1**



SCALE:  
AS NOTED

PROJECT MANAGER:  
TODD OBERG, PE

PROJECT ENGINEER:  
TODD OBERG, PE

DESIGNER:  
MARY MOORE

ISSUE DATE:  
11/23/2015